

Capsule Summary
SM-211
Greenbriar (Tenant House/Summer Kitchen)
Leonardtown
Private

c. 1870's

The Greenbriar Tenant House, located on the outskirts of Leonardtown, Maryland represents a significant timber frame, one-and-a-half story, one room plan tenant dwelling with a high degree of architectural integrity. The building's original fenestration, building materials, and interior organization and details all survive and it remains visually linked with Greenbriar, a c. 1857 brick, two story, three bay, Italianate-style plantation dwelling situated thirty feet southeast of the tenant house.

Constructed in 1857 by Dr. Andrew Jackson Spalding, Greenbriar was situated on a 266 acre farm. In 1864, Spalding moved into Leonardtown and sold the farm to William F. Greenwell a large landholder and farmer who according to the 1870 census owned \$15,000 in real estate and \$1,000 in personal property. The census also revealed that Greenwell employed six African-American servants/farm laborers who also lived in the same household. It is perhaps this large number of servants that precipitated the construction of this tenant house. Unlike pre-Civil War slave dwellings in St. Mary's County, the tenant house was plastered on the interior and finished with a baseboard and a plain mantle. The building was constructed on a stone foundation and its braced frame was covered with lap siding attached to the framing members with machine cut nails. Like the tenant house at the Carberry/Abell Farm (SM-155), this dwelling revealed, how living conditions for African-American domestic servants and laborers modestly improved in the post-Civil War era.

SM-211, Greenbriar (Tenant House/Summer Kitchen)
St. Mary's County
Maryland Comprehensive State Historic Preservation Data

Historic Context

Geographic Organization:

Western Shore

Chronological/Developmental Period:

Industrial-Urban Dominance, 1870-1930

Historic Period Theme:

Architecture

Resource Type

Category:

Building

Historic Environment:

Rural

Historic Function and Use:

Dwelling, Kitchen ?

Known Design Source:

None

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. SM-211

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Greenbriar (Summer Kitchen/Tenant House)

and/or common

2. Location

1 mile N of intersection of Route 245 & Greenbriar Rd, on the N side of Greenbriar Road
street & number ☐ not for publication

city, town Leonardtown ☐ vicinity of congressional district 3

state Maryland county St. Mary's TM 32, P 20

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Lindsay Family Limited Partnership (Tom Lindsay (POC))

street & number 2139 Espen Ct., Suite #1 telephone no.: 301-261-0866

city, town Crofton state and zip code Md 21114

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse liber MRB 256

street & number folio 35

city, town Leonardtown state Maryland

6. Representation in Existing Historical Surveys

title Greenbriar

date 1970 ☐ federal ☒ state ☒ county ☒ local

depository for survey records Maryland Historical Trust

city, town Crownsville state Maryland

7. Description

Survey No. SM-211

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Contributing Resource Count: 1

The Greenbriar Tenant House is located on the north side of Greenbriar Road approximately 1 mile northwest from the intersection of Route 245 and Greenbriar Road. Oriented on a north/south axis, the building is situated on a north sloping parcel beside a series of tobacco barns. The kitchen was constructed about 30 yards northwest from the main farm dwelling.

The Greenbriar Tenant House, constructed in the 1870s, is a one-and-a-half story, one room, braced-frame building with a gable roof. The building is situated on a irregularly laid stone and wood post foundation and is sheathed with lapped clapboard fastened to the circular sawn frame with machine-cut nails. The cornice is enclosed and the roof is covered with corrugated metal.

The dwelling's south elevation is pierced by a six-over-six, double-hung sash window and a door. Several stones are neatly laid near the doorway and form a series of steps that lead from the road to the door.

The east elevation features a large, single-breasted, brick chimney with a stone foundation. The half story above features a single, slender shaped window that has been broken out.

The north elevation does not feature any openings, but the frame of this side, due to the incline, is supported by two feet high cedar posts. Two boards are fastened to the posts apparently to prevent larger animals from getting under the dwelling. The joists that support the first floor are half rounded logs that have been hewn on the top to receive the tongue-and-groove floor boards.

The west elevation is pierced by a six-over-six window on the first floor and a slender shaped window on the half-story above. The window sash are no longer extant.

The interior of the dwelling is entirely plastered with circular sawn lathe fastened to the frame with machine-cut lathing nails. Both of the rooms feature beaded baseboards. A modest, vertically machine sawn mantle consisting of two plain columns, a plain frieze, and a rectangular shelf is located on the east side of the room. It surrounds a bricked-up fireplace that later served as a flue for a stove. The southwest corner of the room features an enclosed winder stair sheathed with whitewashed vertical boards. The winder stair leads to the plastered half-story room that features a closet located in the northeast corner. The rafter pairs are joined together by ties that are half-lapped and nailed to the rafters. The rafter pairs are joined at the roof's peak with a simple lap joint and held fast with two machine cut nails.

8. Significance

Survey No. SM-211

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

check: Applicable Criteria: ☒ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☒ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Greenbriar Tenant House, located on the outskirts of Leonardtown, Maryland represents a significant timber frame, one-and-a-half story, one room plan tenant dwelling with a high degree of architectural integrity. The building's original fenestration, building materials, and interior organization and details all survive and it remains visually linked with Greenbriar, a c. 1857 brick, two story, three bay, Italianate style plantation dwelling situated thirty feet southeast of the tenant house.

Constructed in 1857 by Dr. Andrew Jackson Spalding, Greenbriar was situated on a 266 acre farm. In 1864, Spalding moved into Leonardtown and sold the farm to William F. Greenwell a large landholder and farmer who according the 1870 census owned \$15,000 in real estate and \$1,000 in personal property. The census also revealed that Greenwell employed six African-American servants/farm laborers who also lived in the same household. It is perhaps this large number of servants that precipitated the construction of this tenant house. Unlike pre-Civil War slave dwellings in St. Mary's County, the tenant house was plastered on the interior and finished with a baseboard and a plain mantle. The building was constructed on a stone foundation and its braced frame was covered with lap siding attached to the framing members with machine cut nails. Like the tenant house at the Carberry/Abell Farm (SM-155), this dwelling revealed, how living conditions for African-American servants and laborers modestly improved in the post-Civil War era.

The building is currently vacant and a recent hole in the roof has exposed the interior of the building to deterioration.

9. Major Bibliographical References

Survey No. SM-211

10. Geographical Data

Acreage of nominated property 1/4 acre around houseQuadrangle name Leonardtown, MdQuadrangle scale 1:24 000

UTM References do NOT complete UTM references

A

--	--	--	--	--	--	--	--	--	--

Zone Easting NorthingB

--	--	--	--	--	--	--	--	--	--

Zone Easting NorthingC

--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--

E

--	--	--	--	--	--	--	--	--	--

F

--	--	--	--	--	--	--	--	--	--

G

--	--	--	--	--	--	--	--	--	--

H

--	--	--	--	--	--	--	--	--	--

Verbal boundary description and justification

Same as per deed description.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Kirk E. Ranzetta, Historic Sites Surveyororganization St. Mary's County Planning and Zoningdate April 1997street & number 22740 Washington Streettelephone 301-475-4662city or town Leonardtownstate Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2020
514-7600

— SM-211, Greenbriar (Tenant House/Summer Kitchen)

St. Mary's County

8.1 Significance

Chain-of-Title

(All deeds are located at the Land Records Office, St. Mary's County Courthouse, Leonardtown, Maryland unless otherwise noted.)

Reference: Liber MRB 256, Folio 35

Grantee: Lindsay Family Limited Partnership

Grantor: John L. Alvey

Date: April 3, 1986

Notes: The property is listed as containing 263.37 acres.

Reference: Liber CBG 107, Folio 235

Grantee: John Lewis Alvey and Mary Jane Alvey

Grantor: Mary R. Fowler

Date: May 20, 1963

Reference: Liber CBG 107, Folio 233

Grantee: Mary R. Fowler

Grantor: James Leach Alvey et al

Date: May 18, 1963

Notes: The property, called Greenbrier is listed as containing 266 acres.

— Reference: Liber EBA 2, Folio 154

Grantee: William F. Greenwell

Grantor: Margaret E. Greenwell, Francis F. Greenwell, Aloysius F. and Mannie H. Fenwick

Date: July 16, 1901

Notes: The deed notes that Greenbrier is the "House farm" of William F. Greenwell.

Reference: Liber JJG 3, Folio 174

Grantee: Sarah M. Greenwell, widow, et al

Grantor: William F. Greenwell, deceased, died seized and possessed

Date: September 14, 1895

Reference: Liber JTB 4, Folio 298

Grantee: William F. Greenwell

Grantor: Dr. Andrew Jackson Spalding

Date: April 19, 1864

Notes: Spalding sells the land to Greenwell for \$10,000. Spalding is a brother-in-law to William F. Greenwell.

Reference: Liber JTB 2, Folio 433

Grantee: Andrew Jackson Spalding and James C. and Mary A. Greenwell

Grantor: John M. Millard

Date: June 25, 1857

Notes: The Greenwells sell their interest in the land to Spalding on April 23, 1860 (Liber JTB 3, Folio 368).

SM-211, Greenbriar (Tenant House/Summer Kitchen)

St. Mary's County

8.2 Significance

Reference: Liber JH 11, Folio 469-471

Grantee: John Michael Millard

Grantor: B. G. and Martha Harris, John and Mary Walton, and Thomas W. and Margaret Gough

Date: October 26, 1830

Notes: During a sheriff's sale of John Leigh's land, the following tracts of land were purchased by Millard: Part of America Felix Secundus, 63 acres, part of Clarke's Rest 61 acres, Chances Conclusion with amendment, 126 acres, part of Clarke's Rest, 20 acres, Aim at, 11 acres. All of these tracts totaled 281 acres and were together called "Greenbrier" and "The Monastary." Millard purchased the land for \$2500.

1902115504

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

1. NAME				
COMMON: <u>Greenbrier (Greenbriar?)</u>				
AND/OR HISTORIC:				
2. LOCATION				
STREET AND NUMBER: <u>Greenbrier Road</u>				
CITY OR TOWN: <u>Leonardtown</u>				
STATE <u>Maryland</u>			COUNTY: <u>St. Mary's</u>	
3. CLASSIFICATION				
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC	
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Both	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)				
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____	<input type="checkbox"/> Comments _____
4. OWNER OF PROPERTY				
OWNER'S NAME:				
STREET AND NUMBER:				
CITY OR TOWN:			STATE:	
5. LOCATION OF LEGAL DESCRIPTION				
COURTHOUSE, REGISTRY OF DEEDS, ETC: <u>St. Mary's County Courthouse</u>				
STREET AND NUMBER: <u>Washington Street and Courthouse Drive</u>				
CITY OR TOWN: <u>Leonardtown</u>			STATE: <u>Maryland</u>	
Title Reference of Current Deed (Book & Pg. #):				
6. REPRESENTATION IN EXISTING SURVEYS				
TITLE OF SURVEY:				
DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS:				
STREET AND NUMBER:				
CITY OR TOWN:			STATE:	

SEE INSTRUCTIONS

7. DESCRIPTION	
CONDITION	<div>(Check One)</div> <div> <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed </div>
	<div>(Check One)</div> <div> <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Unaltered </div>
<div>(Check One)</div> <div> <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Original Site </div>	
DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE	
<p>Greenbrier is a large brick Victorian house.</p> <p>In appearance a two-story, modern brick house, this structure encompasses a double-parlor, side passage plan dwelling of circa 1860. This hip-roofed house was one of the first in the county to display Victorian detailing. A one-story porch with a flat, balustraded roof formerly stretched across the front.</p>	

SEE INSTRUCTIONS

B. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

[Faint, illegible text in this section]

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES			
CORNER	LATITUDE				LONGITUDE			
	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	
NW	0	'	"		0	'	"	
NE	0	'	"		0	'	"	
SE	0	'	"		0	'	"	
SW	0	'	"		0	'	"	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

[Large empty space for Acreage Justification]

11. FORM PREPARED BY

NAME AND TITLE: Boume

ORGANIZATION _____ DATE _____

STREET AND NUMBER: _____

CITY OR TOWN: _____ STATE _____

12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National ☐ State ☐ Local ☐

Signature _____

SEE INSTRUCTIONS

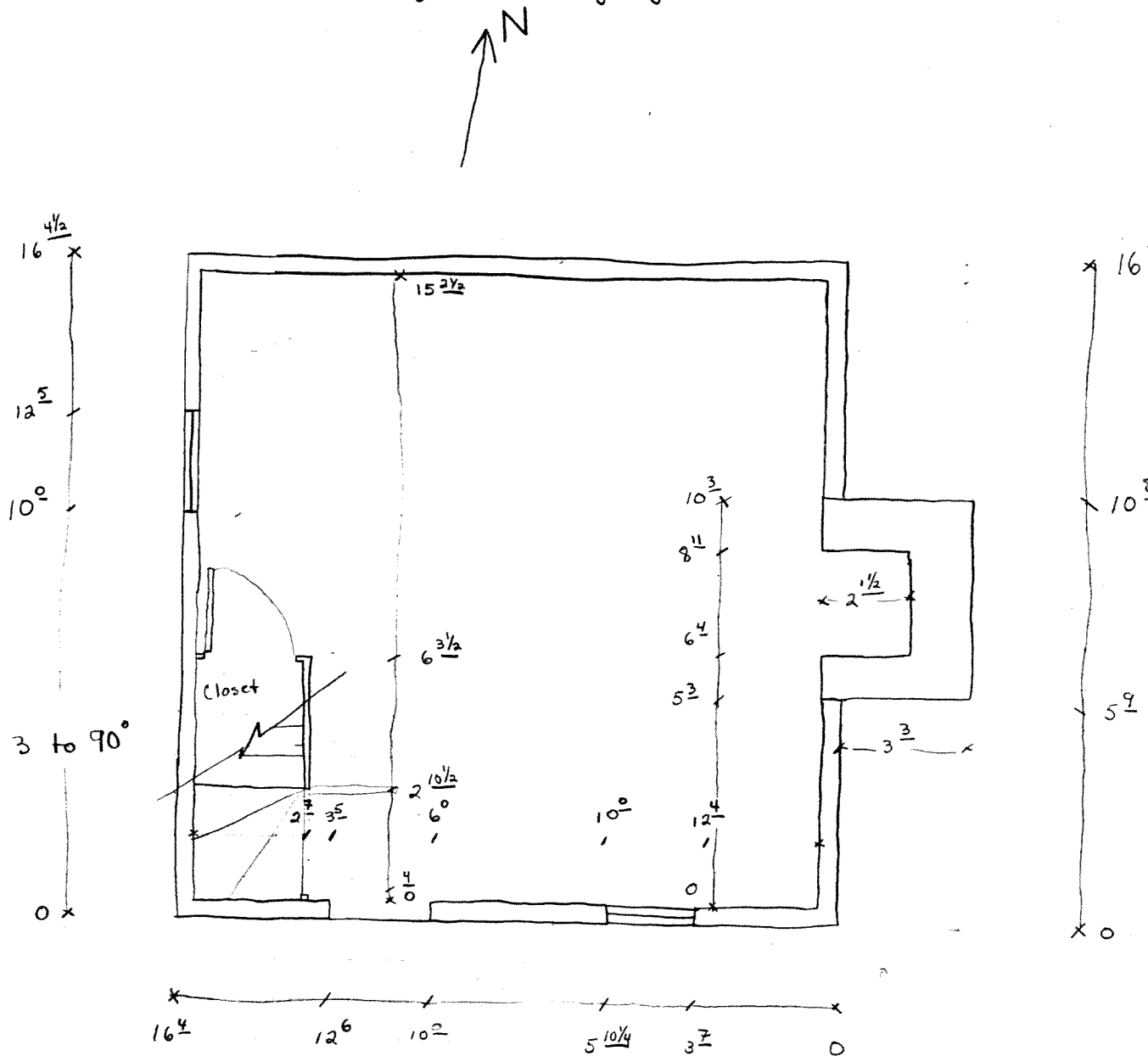
Greenbriar Outbuilding

SM-211

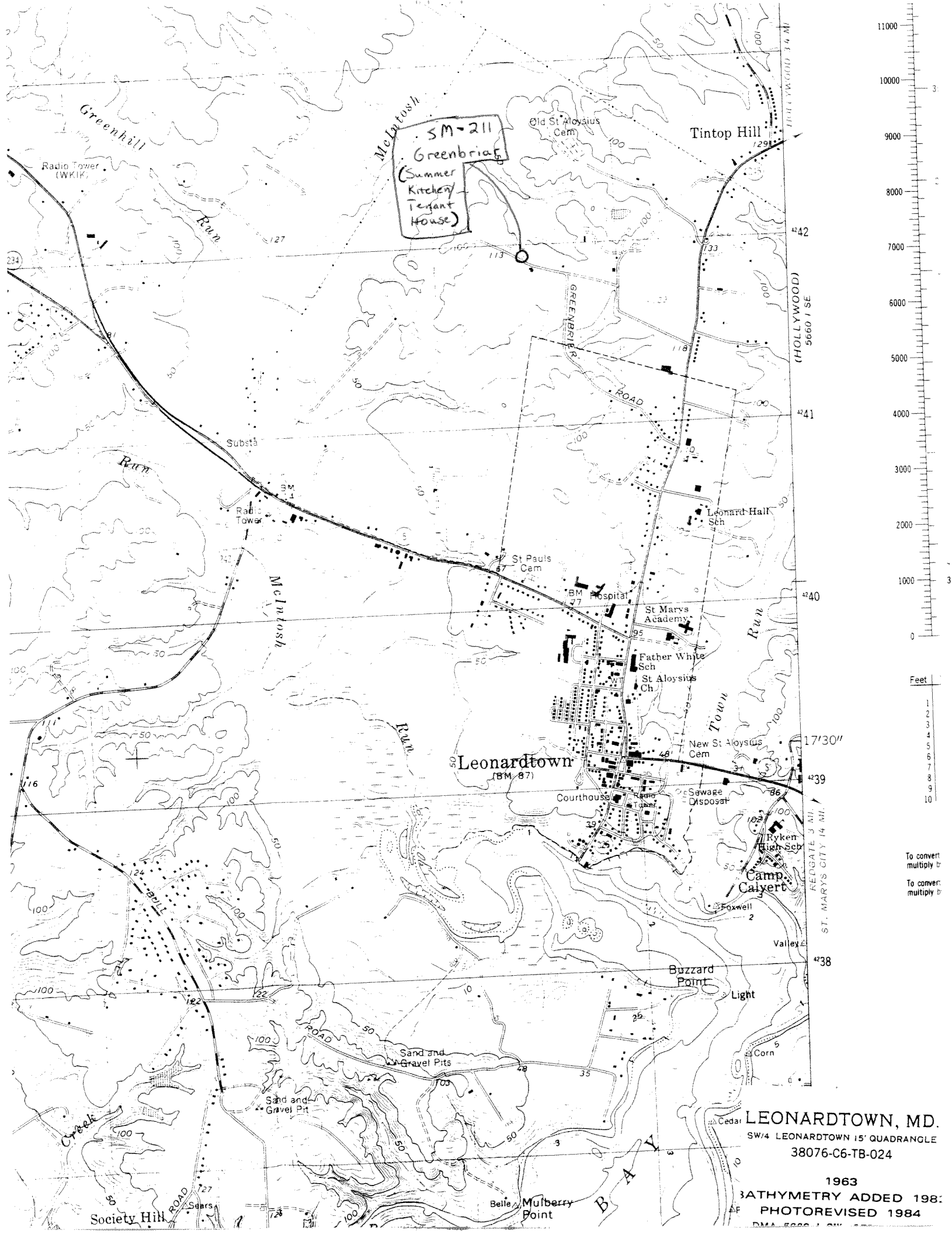
Leonardtown, Md

Vicinity

Measured by K.R. + Mary Hayden



- irregularly laid iron stone foundation w/ the rear supported by cedar posts
- lap siding fastened to circular sawn studs w/ cut nails
- enclosed cornice
- corrugated metal roof
- lapped rafter pairs fastened w/ cut nails
- stone foundation under chimney
- vertical sawn fireplace mantle
- circ sawn lathe
- boxed winder stair sheathed w circ. sawn vertical planks fastened w/ cut nails
- baseboard on first + second floor
- hewn floor joists = rounded w/ bark on them



LEONARDTOWN, MD.
SW 1/4 LEONARDTOWN 15' QUADRANGLE
38076-C6-TB-024

1963
BATHYMETRY ADDED 198:
PHOTOREVISED 1984
DMA 5000 1 000





EN-211

Greenbush (Tenant House / Greenbush)

St. Mary's County

Kirk Farnetta

Aug 1997

nd EHPD

2nd elevations

2 of 4



SM-212

Greenland (Tenant House / Summer Kitchen)

St. Mary's County

Lusk Ranchette

May 1897

WJ C. HPO

Interior north-facing

3 of 4



SM-211

Greenwich (Mount House (Cannon, Fisher))

+ Mary's family

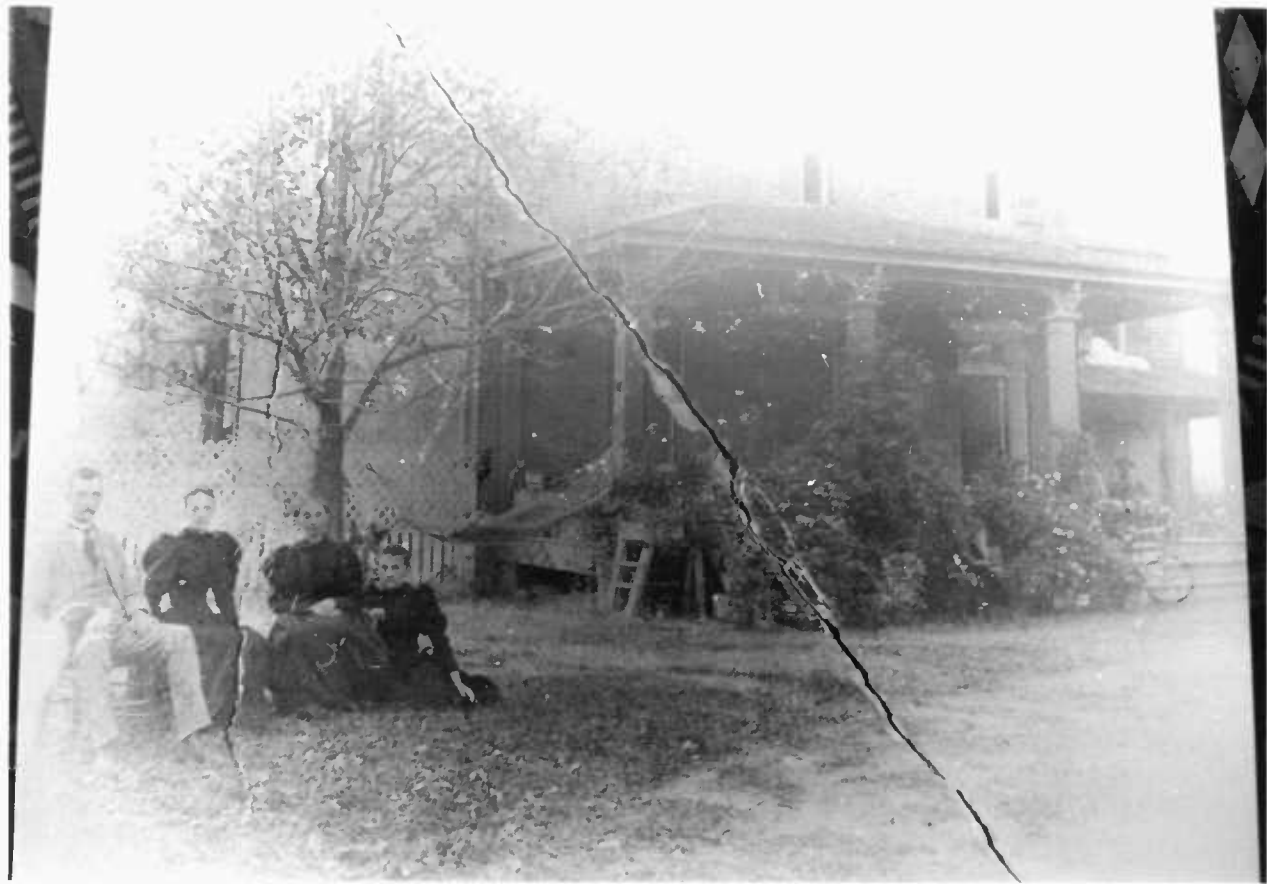
Kirk Rancetta

May 1997

nd 400

View from half story window - looking SE towards the house

1/4 of 4



SM-211

Greensboro

St. Mary's County

Kirk Parizetta

Nov., 1997

MD SHPO

- E elevation - historical photo c. last quarter 19th century

1 of 1